

STAFF REPORT

To: Planning Commission

From: Lynn Deitrick, AICP, Sr. Proj. Planner

Date: Submitted for Planning Commission Public Hearing – October 25, 2011

Subject: County Code Amendments (New Chapter 17.300 Compliance; New Subsection 17.145.140(3) fences greater than six (6) feet in height and New Subsection 16.02.040(1) dealing with utility lots)

ISSUE

The proposed Lewis County code amendments address outstanding deficiencies in the County Code. The new Chapter and subsections provide development standards and procedures for regulating compliance, location of fences on the property line and the creation of utility lots for public purposes in unincorporated Lewis County outside of city-affiliated urban growth areas.

BACKGROUND

Lewis County Board of County Commissioners, in a memorandum to the Planning Commission dated June 28, 2011, forwarded two draft code amendments dealing with Special Events (new Chapter 5.17) and Compliance (new Chapter 17.300). They directed the Planning Commission to hold such workshops and public hearings as may be necessary and make a recommendation concerning the drafts.

To allow as much opportunity for specific groups, i.e., grange halls, county event organizations, etc. to have opportunity to comment on the Special Events ordinance, the Planning Commission recommended that staff process this ordinance on its own track. Running this ordinance on its own track avoids slowing the processing of the other three ordinances and allows adequate time for staff to identify and request comments from other interested groups on the special events ordinance. This also allows the Planning Commission time to thoroughly address the complexity of this ordinance in their public meetings and finally at a public hearing.

The three remaining proposed ordinances address the needed procedures and development standards specific to Lewis County Code Compliance, creation of Utility Lots and Fences over six (6) feet in height located on property lines.

COMPREHENSIVE PLAN AMENDMENTS

No amendments to the Lewis County Comprehensive Plan are required or proposed.

DEVELOPMENT CODE AMENDMENTS

Lewis County is proposing to amend the current development regulations to add a new chapter and two new subsections to Lewis County Code. The current proposals are,

- New Chapter LCC 17.300 Compliance
Being considered are new processes and penalties for violation of certain Lewis County Code provisions.
- New Subsection LCC 16.02.040 Utility Lots
Changes are being proposed that will allow the creation of utility lots for public purposes.
- New Subsection LCC 17.145.140 Fences
Lewis County is considering changes to regulations concerning the placement and height of fences exceeding six (6) feet.

Each of these amendments addresses the unique approaches necessary to accommodate effective permitting and approval procedures.

ADOPTION PROCESS

Staff prepared a SEPA Environmental Checklist on July 27, 2011. A SEPA Determination of Non-significance was issued and published in The Chronicle and East County Journal on August 3, 2011.

The proposed amendments were transmitted to the state Department of Commerce, Growth Management Division for GMA review on August 25, 2011.

The Planning Commission held workshops on July 12, 2011, July 26, 2011, August 9, 2011, September 27, 2011 and October 11, 2011 during which the amendments were introduced and discussed. At their September 27, 2011 meeting they set a date (October 25, 2011) to hold the public hearing on these amendments.

The Planning Commission will hold a public hearing on the amendments on October 25, 2011 to take public testimony on the amendments. The hearing was duly noticed, and the proposed amendments were placed in the required public access locations per Chapter 17.12 LCC.

Following the public hearing, the Planning Commission will deliberate on the proposals and transmit its recommendations to the Board of County Commissioners for action.